Adv. Suresh G. Zadkhande
BA.LLB
09373410026
Notary (Govt.of India)
Office-Kanhaiyalal Plot,Bhusawal
Home-Nr.Nahata College ,Shriram Housing Society Bhusawal
Tal-Bhusawal

Adv.Deepak S.Zadkhande
BSL LLB
9370833334

Date- 23/10/2020

SEARCH & TITLE REPORT

Annexure-B

Report of Investigation of Title in respect of immovable property

(All columns / items are to be completed / commented by the panel advocate)

1	a)Name of the Branch/Business Unit/office seeking opinion.	**State Bank of India Branch,Main Bhusawal Tal-Bhusawal**
	b)Reference No. And date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	Dt- /10/2020
	c) Name of the borrower.	Shri-Liladhar Vedu Patl R/o-Juna Satara Bhusawal
2	a)Name of the unit/concern/company/person offering the property/(ies) as security.	Individual
	b)Constitution of the unit/concern/person/body/ Authority offering the property for creation of charge.	Original property owner Shri-Liladhar Vedu Patl R/o-Juna Satara Bhusawal Property Developer & Builder – Prop.pra.Shri-Prajakt Shivaji Patil R/oGarud Plot Bhusawal who is the Patil Developer & Builder – As per the Deed of Declaration of Apartment ownership Act 1970 ,As per the Reg.in Sub-Reg.Office Bhusawal as a Index II No-3397/2020 dt-12/10/2020 in between property owner Shri-

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		Liladhar Vedu Patl & Patil Developer , Builder –Prop.pra.Shri-Prajakt Shivaji Patil.
	c)State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	Borrower /applicant
3	Complete or full description of the immovable property/(ies) offered as security including the following details	
	a) survey No.	TPS No-2 final plot no-66 ,Survey No-48/2 plot no-5+8 area-507.64.sq.mtr Shivar –Satare Ta- Bhusawal
	b) Door/House no.(in case of house property)	TPS No-2 final plot no-66 ,Survey No-48/2 plot no-5+8 area-507.64.sq.mtr Shivar –Satare Ta- Bhusawal
	c) Extent /area including plinth/built up area in case of house property.	Lay out plot
	d) Location like name of the place village city registration sub- district etc. Boundaries.	Sub-Registration Office Bhusawal TPS No-2 final plot no-66 .Survey No-48/2 plot no-5+8 area-507.64.sq.mtr Shivar –Satare Ta- Bhusawal East- plot no-6 & 9 West- wide road of 6 mtr North- plot no-2 South- wide road of 18 mtr
4.	a) Particulars of the documents scrutinized-serially and chronologically. **Note** – Only originals or certified extracts from The registering/land/revenue/other authorities be examined.	

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CHALLAN
MTR Form Number-6

GRN	MH006020052202021E	BARCODE		Date	23/10/2020-12:12:56	Form ID	

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Search Fee Other Items	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	BSL_BHUSAWAL SUB REGISTRAR	Full Name	Adv zadkhande
Location	JALGAON		
Year	2020-2021 One Time	Flat/Block No.	
		Premises/Building	
		Road/Street	
		Area/Locality	bhusawal
		Town/City/District	
		PIN	4 2 5 2 0 1
		Remarks (If Any)	Final plot 66 SN 48-2 plot 5-8 area 507.64.sq.mtr shivar satare tal bhusawal
		Amount In Words	Three Hundred Twenty Five Rupees Only

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	325.00
Total	325.00

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572020102346077	IK0ATSDWH9
Cheque/DD No.		Bank Date	RBI Date	23/10/2020-12:24:14	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9373410026

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे . इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागु नाही .

Print Date 23-10-2020 12:18:07

		Name/Name of the Document	Original certified copy/Certified extract/ Photocopy etc.	In case of copies. Whether the original was scrutinized by the Advocate.
1	27/12/67	Mutation entry-361	Certified copy	The owner of Survey No-48/2 & 10/4 regret by Maharashtra Govt. to the Vedu Totaram Patil for Mulki Patil Vatandar.
2	14/6/01	Mutation entry-5712	Certified copy	The owner of Survey No-48/2 Vedu Totaram Patil died in the effect the name of th deceased legil heir entred in 7/12th extract i.e. wife-Padmabai Vedu Patil ,son-Arun Vedu Patil ,Liladhar Vedu Patil,Dilip Vedu Patil,Sunil Vedu Patil,daughter-Sau-Kumudini Yashwant Bhangale.
3	24/8/01	Mutation entry - 5794	Certified copy	The owner of Survey No-48/2 Sau-Kumudini Yashwant Bhangale relinquish of her right in favour of his brother & mother namely- Padmabai Vedu Patil , Arun Vedu Patil ,Liladhar Vedu Patil,Dilip Vedu Patil,Sunil Vedu Patil by way of Reg. relinquish deed Index II No-5547/2001.
4	9/11/01	Mutation entry-5887	Certified copy	The owner of Survey No-48/2 Padmabai Vedu Patil & others five field application to the Thasildar Bhusawal for the remove / reduce in the Patil Inam varga-6. After the necessary inquiry the Thasild Bhusawal granted the application as a order number Adesh/1/6536/Kavi/1478 dt-29/10/2001
5	9/7/14	Mutation entry-11769	Certified copy	The owner of Survey No-48/2 area-2881.35.sq.mtr Liladhar Vedu Patil field application for N.A permission to the Collector Jalgaon. After the necessary inquiry collector jalgaon passed the N.A order number-Jamin/3/28/ Simakit/Binsheti/SR/61/ 2013 dt-08/04/2014.
6	5/9/16	Mutation entry – 12410	Certified copy	The owner of SN-48/2 plot no- 1 to 9 Lildhar Vedu Patil & others field

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				application for the purpo vatani/dividation in between them. in that effect plot no-5 area-208.00.sq.mtr & plot no-8 area-299.64.sq.mtr transfer in the name of Liladhar Vedu Patil.
	8/7/20	Mutation entry No- 14482	Certified copy	The owner of the S.N.48/2 plot no-5 area-208.00.sq.mtr & plot no-8 area-299.64.sq.mtr Liladhar Vedu Patil field application to the Thasildar Bhusawal Revenue authority after the necessary inquiry Thasildar passed the katrikarn(Amalgamated)order no-katrikarn/Vibhajan/Kavi/64/2020 dt-03/03/2020 & for katrikarn(Amalgamated) both plot in that effected above plot Amalgamated (katrikaran) in that effeet SN-48/2 plot no-5 + 8 total area 507.64.sq.mtr.
7	13/3/20	Mutation entry No- 14397	Certified copy	The owner of the S.N.48/2 plot no-5 + 8 area 507.64.sq.mtr original owner Liladhar Vedu Patil transfer the said above property for the purpose of development / agreement by way of Reg.in the name of Patil Developer & Builder –Prop.pra.Shri-Prajakt Shivaji Patil & of development / agreement deed index II No-117/2020 dt-09/01/2020
8	13/3/20	Mutation entry No- 14397	Certified copy	The owner of the S.N.48/2 plot no-5 + 8 area 507.64.sq.mtr original owner Liladhar Vedu Patil transfer the said above property for the purpose of development / agreement by way of Reg.in the name of Patil Developer & Builder –Prop.pra.Shri-Prajakt Shivaji Patil & of development / agreement deed index II No-117/2020 dt-09/01/2020
				I have gone through the said mutation entries numbers-361,5712,5794,5887, 11769,12410,14482,14397,14398,19707,12954 , deed of declaration under

ADVOCATE

				apartment ownership Act-1970 between Liladhar Velu Patil & Patil Developer & Builder –Prop.pra.Shri-Prajakt Shivaji Patil Index II No-3397/2020, development / agreement deed index II No-117/2020, Reg.General Attory of Development for plot no-5 area-208.00.sq.mtr original owner Shri-Liladhar Vedu Patil in the name of Patil Developer & Builder Prop.pra.Shri-Prajakt Shivaji Patil as a Index II No-117/2020 dt-09/01/2020 & Reg.General Attory of Development for plot no-8 area-299.64.sq.mtr original owner Shri-Liladhar Vedu Patil in the name of Patil Developer & Builder Prop.pra.Shri-Prajakt Shivaji Patil as a Index II No-118/2020 dt-09/01/2020.
5.	Whether certified copy of all title documents are obtained from the relevant sub- registrar office and compared with the documents made available by the proposed mortgage? (please also enclosed all such certified copies and relevant fee receipts along with the TIR).			Yes I personally verify above document in the Sub-Register office & Thalati Office
	b) 1)Whether the all pages in the certified copies of title documents which are obtained directly from Sub-Register's office have been verified page by page with the original documents submitted?			I have verified the registered sale deed , Developer & Builder deed,& Reg.General Attory of Development of borrower from the record of Sub-Reg. page by page
	c)2) Whether the certified copies of the title documents are not available the copy provided should be ,compared with the original to ascertain whether the total page numbers in the copy tally page by page with the original produced. (In case original title deed is not produced for comparing with the certified or ordinary copies should be handled more diligently & cautiously)			----
6.	a) Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any on line portal computer system?			7/12th extract & The record available on Govt.web site www.igrmaharashtra.gov.in

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	b)if such online/computer records are available whether any verification or cross checking are made and the comments/findings in this regards.	Yes ,Verified true copy of 7/12 ex...
	c) whether the genuineness of the stamp is possible to be got verified from any portal if so whether such verification was made?.	Yes
7.	a) Property offered as security falls within the juridiction of which sub- registrar office?	Sub-Registration Office Bhusawal
	b) Whether it is possible to have registration of documents in respect of the property in question at more than one office of sub-registrar district registrar general if so please name all such offices?	Sub-Registration Office Bhusawal
	c)Whether search has been made at all the offices named at (b) above?	Sub-Registration Office Bhusawal
	d) Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property of question?	No
8.	Chin of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/interest to the current title holder . And whether Minor's Interest or other clog on title in involved search should be made for a further depending on the need for clearance of such clog on the Title. In case of property offered as security for loans of Rs.1.00 crore and above search of title /encumbrances for a period of not less than 30 years in mandatory .(Separate sheets may be used)	Above property not envol any minor interest

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Title History for last 30th years –

Mutation entry No- 361

The owner of Survey No-48/2 & 10/4 regret by Maharashtra Govt. to the Vedu Totaram Patil for